

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: June 15, 2006

ITEM No. _____

CASE NUMBER/ PROJECT NAME	16-DR-2006 Audio Express		
LOCATION	15111 N. Hayden Road		
REQUEST	Request approval of a site plan and elevations for a new retail building.		
OWNER	Audio Express 480-966-3100	ENGINEER	N/A
ARCHITECT/ DESIGNER	K & I Architects 602 252-5202 ext 230	APPLICANT/ COORDINATOR	Mark Bowker K & I Architects 602 252-5202 ext 230

BACKGROUND

Zoning.

The property is located in the Scottsdale Airpark and is zoned Highway Commercial District (C-3), which allows a variety of commercial activities intended to serve a larger segment of population than the average neighborhood.

Context.

The 20,000-square foot property contains a vacant pad and shared parking spaces located in an existing commercial center along Hayden Road near the Scottsdale Airpark. The property is surrounded by commercial and industrial uses.

Adjacent Uses:

- North: Office/warehouse, zoned I-1
- South: Retail shops, zoned C-3
- East: Retail (design center), zoned C-3
- West: Retail shops, zoned c-3

APPLICANT'S PROPOSAL

Applicant's Request.

This is a request for approval of the site plan and elevations for a new 3,700-square foot retail building intended for sales and installation services of auto audio equipment. Access from the site will be two existing shared driveways from N. Hayden Road and E. 82nd Street.

Development Information:

- | | |
|-------------------------------------|-------------------------------|
| • Existing Use: | Vacant pad |
| • Proposed Use: | Retail sales and installation |
| • Parcel Size: | 20,000 square feet |
| • Building Size: | 3,700 square feet |
| • Building Height Allowed/Provided: | 36 feet / 26 feet |

- Parking Required/Provided: 9 spaces / 10 spaces
- Open Space Required/Provided: 3,120 square feet/6,533 square feet
- FAR: 0.185

DISCUSSION

This case was continued from the Development Review Board hearing on May 18, 2006, to allow time for the applicant to revise the elevations based on the direction given by the Board. Suggestions made by the Board include eliminating some of the color or stucco pop outs to provide a simpler building style and composition that would work better with the existing center. The applicant has responded to the Development Review Board's comments and revised the elevations by removing some of the previous pop out enhancements that were on the rectangular forms, and removing the steel awning accents on the Hayden Road frontage.

The building entrance orients toward the existing retail shops to the south, but its primary public exposure is from N. Hayden Road to the west and northeast. The building is set back from N. Hayden Road by 50 feet of landscaping, and all four sides of the building contain similar architectural features.

The proposed 26-foot tall building uses similar architectural forms and colors as the existing retail shops to the south, however the proposed building adds exposed masonry. Stucco colors include gray, mustard, and reddish-brown, and dark brown steel awnings serve as an accent. Storefront windows are provided on the N. Hayden Road and entrance elevations, and trellises have been provided on the N. Hayden Road and east elevations. The installation service area will be screened from N. Hayden Road with a storage area and wall.

Minor modifications will be made to the landscaping and parking lot. Existing trees will be relocated or protected, and new mesquite trees and shrubs will be added.

STAFF


RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

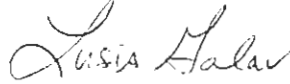
STAFF CONTACT(S)

Tim Curtis, AICP
Principal Planner
Phone: 480-312-4210
E-mail: tcurtis@ScottsdaleAZ.gov

APPROVED BY



Tim Curtis, AICP
Report Author



Lusia Galav, AICP
Current Planning Director
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Previous Elevations
7. Revised Elevations
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements



Audio Express At The Corner Center
(Project Narrative – Design Review)

Date: February 1, 2006

Project: Audio Express At The Corner Center
(215-55-017B)
15111 N. Hayden Rd.
S.E.C. Of Hayden Rd. And 82nd St.
Scottsdale, Arizona

Client: Audio Express
(Ed Santacruz)
15490 N. 83rd Way.
Scottsdale, Arizona 85260

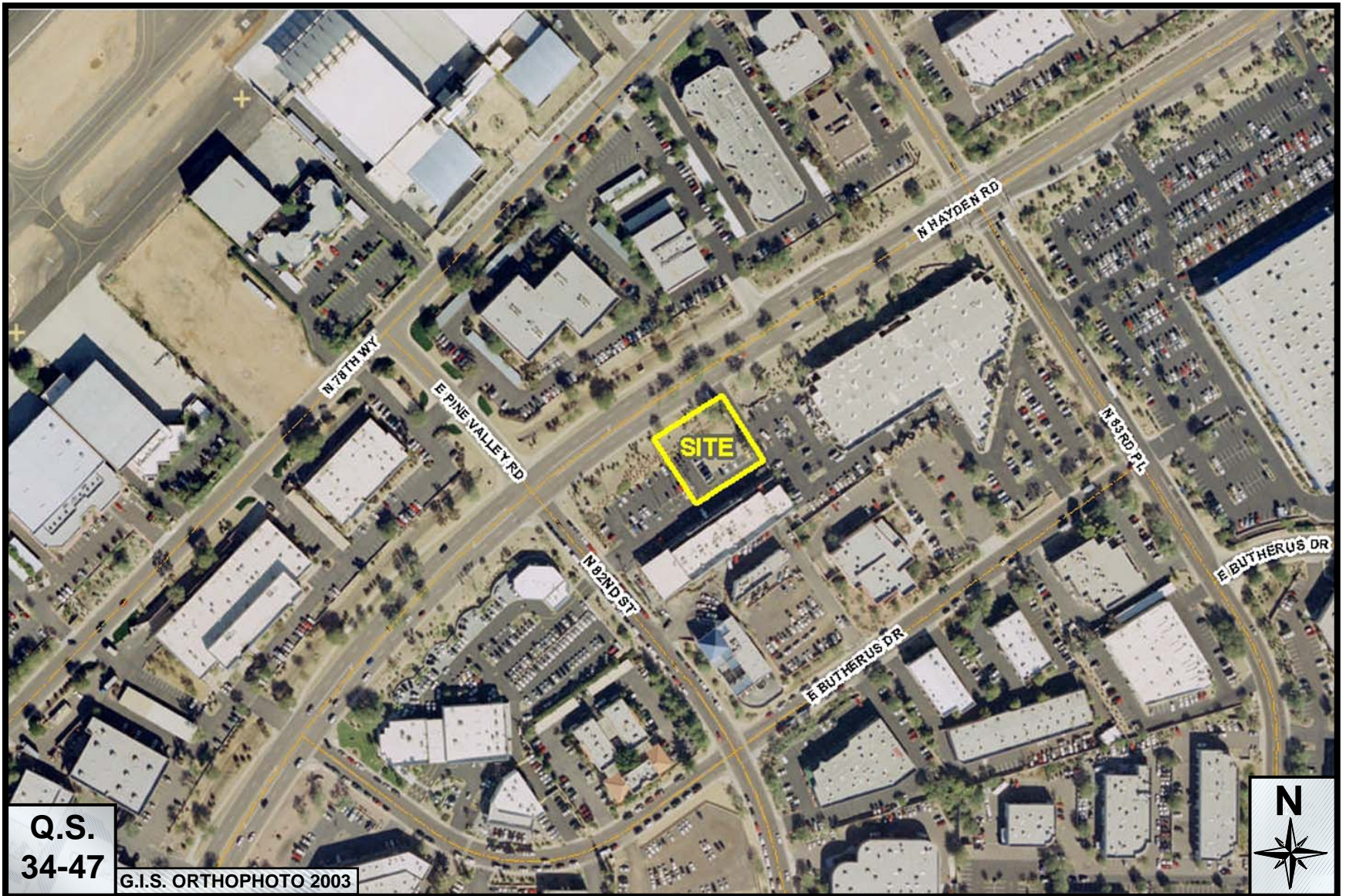
Project Narrative:

This application is a request for Pre-Application approval of one (1) single-use, Retail Building (Approximately 3,709 s.f.). The subject property is located on the S.E.C. of Hayden Rd. and 82nd St., zoned C-3 and will remain a C-3. The building is Occupancy type Group M and will be completely built-out with tenant improvements.

The site is currently vacant with paving, parking and landscaping already in place by the existing The Corner Center development. This building will house an Audio Express which will include both a retail area as well as an installation bay.

The proposed building is 'contemporary' in style complimenting the already established development, The Corner Center. We will be using the existing color palette, but have given the building its own identity by adding exposed masonry and enhancing basic rectangular forms via recessed and projected features. The building does not have a typical canopy, but we have varied surface textures, finishes and plains to articulate the architecture. We have also used steel awnings to aid in shading pedestrian circulation as well as introducing steel as part of the overall material palette. We've used a minimalist approach to this building adding a more modern feel to the 1988 center. Landscaped areas surrounding the building will be provided enhancing corner appeal.

This project will be an asset to the City Of Scottsdale and will help broaden the appeal of this center and intersection.



Audio Express

16-DR-2006

ATTACHMENT #2



Q.S.
34-47

G.I.S. ORTHOPHOTO 2003

Audio Express

16-DR-2006

ATTACHMENT #2A



16-DR-2006

ATTACHMENT #3

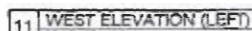
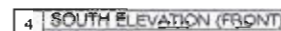
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REV: 3/31/2006



VICINITY MAP

16-DR-2006



MATERIAL/COLOR SCHEDULE

INTERNATIONAL:

- 1. WESTERN SAGE OAK HARVEST, 1/2000 100-1000
- 2. EXPOSED CONCRETE - STAIRCASE TOWER
- 3. EXPOSED TARMOT
- 4. EXPOSED BRICK
- 5. LARCH/SPRUCE TRELLIS - VASEN BROWN
- 6. ALUMINUM STAIRCASE, FACTORY APPLIED PINK
- 7. ALUMINUM DOOR - FACTORY APPLIED PINK
- 8. BRICK ADDRESS - 104 N. WILSON PARKWAY
- 9. BUILDING SIDE VIEW
- 10. PROPOSED TENANT NAME PLACEMENT - BLDG.
- 11. WALL-MOUNTED LIGHT FIXTURE
- 12. METAL ROLL-UP DOOR
- 13. DISPLAY CABINETS
- 14. METAL SLIDING DOORS
- 15. RECP DECK BEHIND
- 16. REPAIRS TO TOP UNIT ENTRANCE

COLON

- [illegible]

2.7. ALL ROOFS OF PERMANENT UNITS TO BE BORNE OUT BY BUILDING PARAMENT

16-DR-2006
REV: 3/31/2006

PREVIOUS ELEVATIONS

ATTACHMENT #6



Audio Express
HAYDEN ROAD PAD
15111 NORTH HAYDEN ROAD
SCOTTSDALE, AZ 85260

[illegible]

OWNER-OF (E DO) IN		
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2. **Ownership.** The specifications for instruments of service are and shall remain the property of architect whether the project for which they were prepared consists or not, they are not

Expenditure on the purchase of land and buildings

1990-01	
JOB NUMBER	6690
SWORN BY:	PLB
CHECKED BY:	KB
ISSUE DATE:	2-20-90



SECRET

A2.1



4 SOUTH ELEVATION (FRONT)

SCALE: 1/8" = 1'-0"

DATE: 06/01/2006



11 WEST ELEVATION (LEFT)

SCALE: 1/8" = 1'-0"

DATE: 06/01/2006



5 EAST ELEVATION (RIGHT)

SCALE: 1/8" = 1'-0"

DATE: 06/01/2006



2 NORTH ELEVATION (REAR)

SCALE: 1/8" = 1'-0"

DATE: 06/01/2006

MATERIAL/COLOR SCHEDULE

MATERIALS

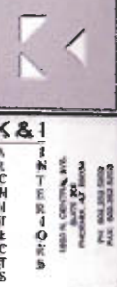
1. EXPOSED CONCRETE - STAINED GREY
2. EXPOSED BRICK - RED
3. EXPOSED STEEL
4. LANDSCAPE TRELLIS - GREEN POWDER
5. ALUMINUM - FACTORY APPLIED PAINT
6. BUILDING MATERIAL - 12" WIDE VINYL PANEL GENERAL IN CONTRASTING COLOR
7. BUILDING MATERIAL - 12" WIDE VINYL PANEL GENERAL IN CONTRASTING COLOR
8. BUILDING MATERIAL - 12" WIDE VINYL PANEL GENERAL IN CONTRASTING COLOR
9. BUILDING MATERIAL - 12" WIDE VINYL PANEL GENERAL IN CONTRASTING COLOR
10. BUILDING MATERIAL - 12" WIDE VINYL PANEL GENERAL IN CONTRASTING COLOR
11. BUILDING MATERIAL - 12" WIDE VINYL PANEL GENERAL IN CONTRASTING COLOR
12. BUILDING MATERIAL - 12" WIDE VINYL PANEL GENERAL IN CONTRASTING COLOR
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14. BUILDING MATERIAL - 12" WIDE VINYL PANEL GENERAL IN CONTRASTING COLOR
15. BUILDING MATERIAL - 12" WIDE VINYL PANEL GENERAL IN CONTRASTING COLOR
16. BUILDING MATERIAL - 12" WIDE VINYL PANEL GENERAL IN CONTRASTING COLOR
17. BUILDING MATERIAL - 12" WIDE VINYL PANEL GENERAL IN CONTRASTING COLOR
18. BUILDING MATERIAL - 12" WIDE VINYL PANEL GENERAL IN CONTRASTING COLOR
19. BUILDING MATERIAL - 12" WIDE VINYL PANEL GENERAL IN CONTRASTING COLOR
20. BUILDING MATERIAL - 12" WIDE VINYL PANEL GENERAL IN CONTRASTING COLOR

COLORS

1. PAINT - DUNED BROWN
2. PAINT - DUNED BROWN
3. PAINT - DUNED BROWN
4. PAINT - DUNED BROWN
5. PAINT - DUNED BROWN
6. PAINT - DUNED BROWN
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13. PAINT - DUNED BROWN
14. PAINT - DUNED BROWN
15. PAINT - DUNED BROWN
16. PAINT - DUNED BROWN
17. PAINT - DUNED BROWN
18. PAINT - DUNED BROWN
19. PAINT - DUNED BROWN
20. PAINT - DUNED BROWN

NOTE: ALL ROOF TOP TECHNICAL UNITS TO BE BORED BY EXISTING ROOF

16-DR-2006
06/01/2006



Audio Express
HAYDEN ROAD PAD
15115 NORTH HAYDEN ROAD
SCOTTSDALE, AZ 85260

REVISIONS	DATE

OWNER OF DOCUMENTS

OWNER: AUDIO EXPRESS
DESIGNER: K&I INTERIORS
DATE: 06/01/2006

REVISIONS

REVISIONS: 06/01/2006
DRAWN BY: K&I
CHECKED BY: K&I
SCALE: 1/8" = 1'-0"



SHEET NUMBER
A2.1

ATTACHMENT #7
REVISED
ELEVATIONS

Audio Express
15111 N. Hayden Rd.
Scottsdale, AZ

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- | | |
|--|--|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.</p> <p style="margin-left: 20px;"><u>AS SHOWN</u></p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input type="checkbox"/> 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> A. KNOX BOX <input type="checkbox"/> B. PADLOCK <input type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES. <p><input checked="" type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
 <small>(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</small></p> <p><input type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p>_____</p> <p><input type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF <u>Exist</u> AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input type="checkbox"/> 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____</p> <p><input checked="" type="checkbox"/> 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE. <input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS. <p><input checked="" type="checkbox"/> 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.</p> |
|--|--|

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: Ord Gp-2 SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: Audio Express 16-DR-2006

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by K & I Architects with a city receipt date of 6/01/06.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by K & I Architects with a city receipt date of 3/31/06.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by T.J. McQueen & Associates, INC. with a city receipt date of 3/31/06.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. *At time of final plans the elevations shall be fully dimensioned including the exterior light fixtures.*
3. *The storage area shall be fully screened by metal doors or similar as shown on the elevations.*
4. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
5. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
6. All exterior conduit and raceways shall be painted to match the building.
7. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
8. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
9. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
10. All walls shall match the architectural color, materials and finish of the building(s).

SITE DESIGN:

DRB Stipulations

11. *Prior to final plans submittal the applicant shall process a Land Division application.*

ATTACHMENT B

12. *Applicant shall provide the shared parking analysis with the final plan submittal.*
13. *At time of final plans the applicant shall provide documentation of compliance with the stipulations on the Airport Area Development Communication Form.*

Ordinance

- A. Signage shall be by separate submittal, review and approval.

LANDSCAPE DESIGN:**DRB Stipulations**

14. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

15. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting.
16. The individual luminaire lamp shall not exceed 250 watts.
17. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet.
18. All exterior light poles, pole fixtures, and yokes shall match existing conditions within the shopping center.
19. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site shall not exceed 2.5 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 10.00 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.

Building Mounted Lighting:

- d. *At time of final plans the building mounted lighting if not full-cut-off shall not exceed 13 watts or the fixture will be subject to staff review and approval.*
- e. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.

VEHICULAR AND BICYCLE PARKING:**DRB Stipulations**

20. The bike rack location shall be revised at time of final plans to provide clearance of the sidewalk and remain clear of the two foot parking overhang.
21. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

- 22. No exterior vending or display shall be allowed.
- 23. Flagpoles, if provided, shall be one piece, conical, and tapered.
- 24. Patio umbrellas, if provided, shall be solid colors and shall not have any advertising in the form of signage or logos.

RELEVANT CASES:

Ordinance

- B. At the time of review, the applicable zoning, DRB case for the subject site were: 64-ZN-79, 73-DR-87

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

- 25. Revised site plan by K & I architects and dated 3/31/06.
- 26. Context aerial photo.
- 27. Drainage waiver application and report by K & I architects and dated 3/31/06.

CIVIL IMPROVEMENT PLAN REQUIREMENTS:

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

- 28. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
 - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
- 29. Demonstrate consistency with the approved master drainage plan and report.
- 30. Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.
 - a. Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
- 31. Basin Configuration:
 - a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
 - b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager.
- 32. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
 - a. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
 - b. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

Ordinance

- C. On 4/26/2006, the City's Stormwater Management Division approved a Stormwater Storage Waiver for this development.
- D. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.

INTERNAL CIRCULATION:

The developer shall provide pedestrian connection to building to the southeast of the project site along with appropriate curb cuts, etc.

DRB Stipulations

- 33. The developer shall provide a minimum parking-aisle width of 24 feet.

34. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
35. The developer shall provide a minimum of 120 feet of queuing distance for all "drive-thrus" (Bank, fast-food, etc.).

Ordinance

- E. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

EASEMENTS AND DEDICATIONS

The developer shall abandon existing access easement that runs through building.

Stipulations

36. Sight distance easements shall be dedicated over sight distance triangles.
 - a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
 - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
37. Vehicular Non-Access Easement:
 - a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Hayden Road and on 82nd Street except at the approved driveway locations.
38. Indemnity Agreements:
 - a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

- F. Waterline and Sanitary Sewer Easements:
 - (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

REFUSE:**DRB Stipulations**

39. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1,2(2 is grease containment) for single enclosures and #2147-1,2(2 is grease containment) for double enclosures.
40. Enclosures must:
 - a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
 - b. Be positioned to facilitate collection without "backtracking."
 - c. Be easily accessible by a simple route.
 - d. Not require backing more than 35 feet.
 - e. Not be located on dead-end parking aisles.

- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

G. Refuse enclosures are required as follows:

- (1) Restaurants: One per restaurant
- (2) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.

H. Underground vault-type containers are not allowed.

I. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

J. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

- 41. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the master water and wastewater reports. The improvement plans shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the developer a site-specific addendum to the master report, subject to review and approval by City staff.
- 42. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
 - a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:**DRB Stipulations**

43. Basis of Design Report (Water):

- a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Ordinance

- K. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:**DRB Stipulations**

- 44. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

45. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

- L. Privately owned sanitary sewer shall not run parallel within the waterline easement.
- M. All sewage discharged from this development shall meet local and federal pretreatment standards for sewage discharge. The facility may require a City Industrial Users Permit and related monitoring and sampling facility. All development within industrial (I-1) zoned districts shall provide a monitoring manhole.
- N. Oil and grease interceptors shall be provided at service and body shop connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.

CONSTRUCTION REQUIREMENTS**DRB Stipulations****As-Built Plans.**

46. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- O. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.